

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	57 Thames Ave.	Date:	February 26, 2016
Perm. Parcel No:	811-03-029	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Angela Tomsik	Maximum Occupancy:	to be determined
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout. Repair missing/damaged aluminum siding and power wash house.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.
3. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
4. Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (**no caulking**), and the mortar color must match the existing mortar. **Gray mortar MAY NOT be acceptable.**

GARAGE:

1. Scrape and paint the entire garage or install new vinyl siding on garage.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed on house and garage as needed.
2. All exterior receptacles must be GFCI protected and weather-proof.
3. Trim all trees, bushes and/or shrubbery on the property, especially from house.

GENERAL GARAGE ITEMS:

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. Make all necessary repairs to the garage window(s) and related frames and trims.
3. Replace man door on garage.

NOTE: Clean all stuff from inside garage.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
57 Thames Ave.
Angela Tomsik
February 26/2016

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace left side of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. **NOTE:** If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Remove and replace 7 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.

GENERAL ELECTRICAL ITEMS:

1. Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
2. All unused or defective electrical fixtures or equipment must be completely removed throughout.
3. All lights, outlets and switches must operate properly. Electrical devices may not be painted.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
3. Properly install dishwasher drain under kitchen sink.

GENERAL HVAC ITEMS:

1. Have the furnace cleaned and serviced by a qualified technician.
2. Correct the installation of the dryer vent.

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
3. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required. OR replace the basement windows with new, vented glass block assemblies.

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KITCHEN ITEMS:

1. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.

BATH ITEMS:

1. Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan. Repair or replace exhaust fan.
2. Flooring must be smooth and water-tight. Install a new tile floor.
3. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
4. Caulk or grout base of toilet leaving 1/2" in rear without caulk. Install toilet bowl bolt caps.
5. Caulk backsplash of sink.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement.
3. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
4. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
5. Install a door for room off kitchen.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**